

ORDINANCE NO. 990722-47

AN ORDINANCE ESTABLISHING PERMANENT ZONING AND CHANGING THE ZONING MAP ACCOMPANYING CHAPTER 25-2 OF THE CITY CODE TO ESTABLISH A PLANNED UNIT DEVELOPMENT (PUD) DISTRICT ON APPROXIMATELY 662.525 ACRES OF LAND GENERALLY KNOWN AS BALFOUR PLANNED UNIT DEVELOPMENT AND LOCALLY KNOWN AS THE LAND LOCATED IN THE VICINITY OF BEE CAVES ROAD/RM 2244 APPROXIMATELY ONE-HALF MILE WEST OF THE INTERSECTION OF SENNA HILLS DRIVE AND BEE CAVES ROAD, IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Chapter 25-2-191 of the City Code is amended to change the base zoning district from Lake Austin Residence (LA) district and unzoned to Planned Unit Development (PUD) district on the property (the "Property") described as a tract of land consisting of approximately 662.525 acres of land, being more particularly described by metes and bounds in Exhibit A incorporated into this ordinance. The Property generally known as Balfour Planned Unit Development and locally known as the land located 150 feet along the north side of Bee Caves Road/RM 2244 approximately one-half mile west of the intersection of Senna Hills Drive and Bee Caves Road, in the City of Austin, Travis County, Texas, is more particularly identified in the zoning map attached as part of Exhibit A.

PART 2. This ordinance, together with the attached Exhibits A through H, constitute the land use plan for Balfour Planned Unit Development district (the "PUD") created by this ordinance. The PUD shall conform to the limitations and conditions set forth in the PUD land use plan on record at the Development Review and Inspection Department in File No. C814-98-0002. If the text of this ordinance and the attached exhibits conflict, the more restrictive provision shall control. The exhibits are:

- Exhibit A: Description of Property and Zoning Map
- Exhibit B: Balfour PUD Land Use Plan
- Exhibit C: Permitted Uses Table
- Exhibit D: Street Standards Table
- Exhibit E: Transfer of Development Intensities
- Exhibit F: Water Quality Plan
- Exhibit G: Wastewater Development Requirements
- Exhibit H: Conceptual Trail Plan

PART 3. Notwithstanding any other provision of the City Code applicable to the Property on the effective date of this ordinance or at the time an application for approval of a site plan or building permit is submitted, no site plan for development of the Property or any portion of the Property shall be approved or released, and no building permit for construction of a building on the Property, shall be issued if the completed development or uses authorized by the proposed site plan or building permit, considered cumulatively with all existing or previously authorized development and uses of the Property, generates traffic exceeding the total traffic generation for the Property as specified in that certain Traffic Impact Analysis ("TIA") prepared by John F. Hickman & Associates, dated September 1998, or as amended and approved by the Director of the Development Review and Inspection Department. Amendment of the TIA does not require the approval of Council.

All development on the Property is subject to the recommendations contained in the memorandum from the Transportation Review Section of the Development Review and Inspection Department, dated January 21, 1999. The TIA shall be kept on file at the Development Review and Inspection Department.

PART 4. Development of Property within the Barton Springs Watershed shall comply with Chapter 25-8, Article 12 of the City Code (Save Our Springs Initiative).

PART 5. Development of the Property located within 1,000 feet of FM 2244 shall comply with the Hill Country roadway requirements in the City Code.

PART 6. Impervious cover shall not exceed 28 percent of the net site area of the land used for single-family residential lots, local and collector streets associated with single-family roadways, and the spine road (identified as Roadway A on Exhibit B). A maximum impervious cover limit (calculated in square feet) shall be assigned to each single-family residential lot, the associated local and collector roadways, and the spine road when an application for a final plat is reviewed.

PART 7. A gate may not be constructed on a street in the PUD, except that, a gate may be constructed at the entrance to the park parcel (identified on Exhibit B as Parcel 13), and at the entrance to Parcel 14 identified on Exhibit B.

PART 8. Construction of a collector street within the PUD shall comply with the requirements shown on the street standards table attached as Exhibit D. Construction of local streets within the PUD shall comply with the City Code and the alternate urban standards of the Transportation Criteria Manual, except that a pedestrian trail system may be constructed in lieu of sidewalks. Notwithstanding the previous sentence, the trail system may be supplemented by short sections of sidewalk as determined appropriate by the Director of the Development Review and Inspection Department. The conceptual location of the pedestrian trail system is referenced on Exhibit H of this ordinance. The actual

location and length of the trail system will be determined when the preliminary plan is reviewed. The trail system must provide convenient and safe pedestrian access to all residential development parcels and to all commercial and recreational uses within the PUD.

PART 9. Development of the Property shall comply with the wastewater development requirements in Exhibit G of this ordinance.

PART 10. Development of the Property shall comply with the water quality plan attached as Exhibit F of this ordinance.

PART 11. Construction of a residence, garage, driveway, or swimming pool is prohibited within the area that is located 25 feet or less from the boundary of the critical water quality zone located along Lake Austin.

PART 12. Waterway buffer zones are established along the waterways within the PUD as depicted on Exhibit F. The following apply to the waterway buffer zones:

- (A) The boundary of the waterway buffer zones are located 50 feet on each side of the waterway centerline.
- (B) The waterway buffer zones shall be shown on the preliminary plans for the PUD and described by metes and bounds on final plats for the PUD.
- (C) Development in a waterway buffer zone shall comply with requirements for development in a critical water quality zone set out in Sections 25-8-452, 25-8-261, and 25-8-262 of the City Code.
- (D) The net site area within the waterway buffer zone may be transferred to a single-family, commercial, or multifamily use on the Property. Impervious cover for a commercial or multifamily use may not exceed 50% with a transfer under this Part. Transfer units may not be associated with the waterway buffer zones.

PART 13. Exhibit E (regarding the transfer of development intensities) shall be updated when a preliminary plan or final plat for property within the PUD is filed. An update of Exhibit E is not an amendment of the PUD land use plan and does not require Council approval.

PART 14. Development of a golf course within the PUD is a substantial amendment of the PUD land use plan and requires Council approval.

- (A) Section 25-8-455(B)(2) of the City Code (regarding the transfer of development intensity) is modified to allow transferring and receiving tracts to be platted separately and to allow the transfer of development rights in accordance with Part 13 of this ordinance. Development on Property that is subject to a transfer of development rights must comply with Part 6 of this ordinance (regarding impervious cover for single-family residential development).
- (B) Sections 25-8-341(A) and 25-8-342(A) of the City Code (regarding cut and fill) are modified to allow the Director of the Watershed Protection Department, in accordance with Section 25-8-42 of the City Code, to grant approval of cut and fill up to eight feet. Cut and fill in excess of eight feet must be approved by the Planning Commission in accordance with Section 25-8-41 of the City Code.
- (C) Section 25-8-301 of the City Code (regarding construction of a driveway on a slope) is modified to allow construction of driveways on slopes with a gradient of more than fifteen percent.
- (D) Section 25-8-302 of the City Code (regarding construction of a building on a slope) is modified to allow the Director of the Watershed Protection Department, in accordance with Section 25-8-42 of the City Code, to grant approval of the construction of single-family residences on slopes with a gradient of more than fifteen percent.
- (E) Section 25-8-281(B) of the City Code (regarding critical environmental features) is modified to allow a critical environmental feature to be included within a residential lot. This modification applies only to the limestone bluff critical environmental feature located within Parcel 14A identified on Exhibit B. Development is not permitted within the area located 25 feet or less from the bluff.
- (F) Section 25-8-261 of the City Code (regarding development in a critical water quality zone) is modified to allow construction of water quality controls between Parcels 14 and 14A identified on Exhibit B.
- (G) Sections 25-8-261 and 25-8-262 (regarding development in a critical water quality zone) are modified to allow construction of a joint use driveway between Parcels 14 and 14A identified on Exhibit B.

- (H) Section 25-4-171 of the City Code (requiring each lot in a subdivision to abut a dedicated public street) does not apply to Parcels 14 and 14A identified on Exhibit B.
- (I) Section 25-4-152(B) of the City Code (regarding dead end streets) is modified to allow construction of a cul-de-sac or single outlet street that exceeds 2,000 feet for the following streets:
 - (1) Roadway A identified on Exhibit B;
 - (2) the roadway through Parcel 3 providing access to West Travis County MUD No. 3 (an open ended cul-de-sac); and
 - (3) the road on Parcel 4.
- (J) Section 25-12-172 of the City Code (the Uniform Fire Code local amendments) is amended to modify Section 8204.2 of the Uniform Fire Code to allow the storage of LP-gas in a quantity greater than 2000 gallons water capacity within the City if the Fire Chief determines that storage of the LP-gas does not present a hazard to the general health, safety, and welfare. Approval by the Fire Chief of storage in a quantity greater than 2000 gallons water capacity may not be appealed.
- (K) Section 25-2-423 of the City Code (regarding rezoning of PUDs) is amended to require that the Director of the Development Review and Inspection Department request the Council to initiate the rezoning of property in the PUD if:
 - (1) a preliminary plan or site plan is not approved within 20 years after the effective date of this ordinance; or
 - (2) an approved preliminary plan or site plan expires, after the 20th year after the effective date of this ordinance.

PART 16. Except as otherwise specifically provided by this ordinance, all other rules, regulations and ordinances of the City in effect on the effective date of this ordinance shall apply to Balfour PUD.

PART 17. Nothing in this ordinance limits or prohibits the exercise by the City of its police powers or authority under the City Code and other applicable law, or limits or prohibits the right of the owner of the property to seek an amendment to any provision of this ordinance or the land use plan or any variance or waiver from any City ordinance, regulation, or policies applicable to this Planned Unit Development.

FIELD NOTES
FOR

662.525 ACRES OF LAND

ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND OUT OF THE PHILLIP H. CAMMONS SURVEY NO. 46, THE H.C. BOHLS SURVEY NO. 1, THE H.T.&B. RAILROAD COMPANY SURVEY NO. 1, THE ELKANAH BRUSH SURVEY NO. 403, AND THE DOROTHY G. BALDWIN SURVEY IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 167.307 ACRE TRACT OF LAND CONVEYED TO BRE/BALDWIN RANCH, L.P. BY INSTRUMENT RECORDED IN VOLUME 13193, PAGE 2457 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING ALL OF THAT CERTAIN 56.634 ACRE TRACT OF LAND CONVEYED TO ROBERT B. BALDWIN III, TRUSTEE, BY INSTRUMENT RECORDED IN VOLUME 13059, PAGE 1420 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN 724.68 ACRE TRACT OF LAND CONVEYED TO DOROTHY G. BALDWIN BY INSTRUMENT RECORDED IN VOLUME 5185, PAGE 1678 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS. THE HEREIN DESCRIBED TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2 inch iron pin found at the Southeast corner of said 167.307 acre tract, being in the North r.o.w. line of F.M. Highway No. 2244, for the Southeast corner and PLACE OF BEGINNING hereof;

THENCE along the South line of said 167.307 acre tract, being along the North r.o.w. line of F.M. Highway No. 2244, N 85°01'17" W for a distance of 109.74 feet to a point on the One Mile E.T.J. Line of the Village of Bee Cave, Texas, for the Southwest corner hereof;

THENCE along said One Mile E.T.J. Line along a curve to the left whose radius is 5280.00 feet and whose sub-chords bear the following courses:

N 12°26'04" W for a distance of 1071.51 feet to a capped iron pin found

N 20°43'00" W for a distance of 452.99 feet to a capped iron pin found

N 24°57'39" W for a distance of 329.06 feet to a point in the West line of said 167.307 acre tract;

THENCE along the West line of said 167.307 acre tract for the following courses:

N 06°23'46" W for a distance of 177.73 feet to a capped iron pin found

N 33°57'34" W for a distance of 113.44 feet to a capped iron pin found

EXHIBIT A

990722-47

FIELD NOTES
FOR

662.525 ACRES OF LAND - Page Two

N 20°14'21" E for a distance of 151.37 feet to a capped iron pin found

N 00°53'50" E for a distance of 141.36 feet to a capped iron pin found

N 11°47'47" E for a distance of 179.84 feet to a capped iron pin found

N 03°36'39" E for a distance of 226.83 feet to a capped iron pin found

N 15°08'17" W for a distance of 160.90 feet to a capped iron pin found

N 32°50'19" W for a distance of 116.06 feet to a capped iron pin found

N 17°11'21" E for a distance of 118.43 feet to a capped iron pin found

N 14°57'44" W for a distance of 187.23 feet to a capped iron pin found

N 10°30'26" E for a distance of 102.83 feet to a capped iron pin found

N 14°19'35" W for a distance of 134.01 feet to a capped iron pin found

N 21°18'35" W for a distance of 228.46 feet to a capped iron pin found

N 32°14'03" W for a distance of 167.20 feet to a capped iron pin found

N 21°43'38" W for a distance of 195.61 feet to a capped iron pin found

N 39°30'41" W for a distance of 39.97 feet to a capped iron pin found at a Westerly corner of said 167.307 acre tract;

FIELD NOTES
FOR

662.525 ACRES OF LAND - Page Three

THENCE along the Northwest line of said 167.307 acre tract,
N 30°13'52" E for a distance of 855.83 feet to a 1/2 inch iron pin
found at the Northwest corner of said 167.307 acre tract, being in
the Northwest line of said 724.68 acre tract;

THENCE along the Northwest line of said 724.68 acre tract, for the
following courses:

N 30°13'52" E for a distance of 20.70 feet to a 1/2 inch iron
pin found

N 30°14'22" E for a distance of 1846.66 feet to a 1/2 inch
iron pin found

N 16°04'50" W for a distance of 119.85 feet to a 1/2 inch iron
pin set

N 25°44'10" W for a distance of 74.87 feet to a 1/2 inch iron
pin set

N 31°13'04" W for a distance of 176.44 feet to a 1/2 inch iron
pin set

N 13°15'40" W for a distance of 63.41 feet to a 1/2 inch iron
pin set

N 28°28'08" W for a distance of 82.39 feet to a 1/2 inch iron
pin set

N 17°11'13" W for a distance of 244.84 feet to a 1/2 inch iron
pin found

N 33°59'48" W for a distance of 49.12 feet to a 1/2 inch iron
pin found

N 10°53'09" E for a distance of 102.60 feet to a 1/2 inch iron
pin set

N 27°49'23" W for a distance of 114.41 feet to the most
Northerly Northwest corner of said 724.68 acre tract, being a
point on the South shoreline of Lake Austin, for the Northwest
corner hereof;

THENCE along the North line of said 724.68 acre tract, being along
the South shoreline of Lake Austin, for the following courses:

FIELD NOTES
FOR

662.525 ACRES OF LAND - Page Four

N 48°08'19" E for a distance of 262.16 feet to an angle point
N 37°47'04" E for a distance of 974.15 feet to an angle point
N 45°57'31" E for a distance of 166.36 feet to an angle point
N 40°45'13" E for a distance of 465.77 feet to an angle point
N 38°51'28" E for a distance of 328.32 feet to an angle point
N 42°20'42" E for a distance of 332.76 feet to an angle point
N 46°48'48" E for a distance of 308.79 feet to an angle point
N 39°31'42" E for a distance of 801.28 feet to an angle point
N 46°30'37" E for a distance of 341.55 feet to an angle point
N 52°15'31" E for a distance of 354.63 feet to an angle point
N 56°17'53" E for a distance of 360.74 feet to an angle point
N 59°06'25" E for a distance of 636.93 feet to a nail found at
the Northeast corner of said 724.68 acre tract, being at the
Northwest corner of that certain 215.235 acre tract conveyed
to the City of Austin by instrument recorded in Volume 7949,
Page 595 of the Deed Records of Travis County, Texas, for the
Northeast corner hereof;

THENCE along the East line of said 724.68 acre tract, being along
the West line of said 215.235 acre tract for the following courses:

S 13°54'23" E for a distance of 354.69 feet to a 1/2 inch iron
pin found

S 13°53'19" E for a distance of 166.64 feet to a 1/2 inch iron
pin found

S 13°53'45" E for a distance of 591.50 feet to a 1/2 inch iron
pin found

S 13°53'44" E for a distance of 243.53 feet to a 1/2 inch iron
pin found

S 13°49'44" E for a distance of 45.70 feet to a 1/2 inch iron
pin found

S 13°52'36" E for a distance of 309.40 feet to a 1/2 inch iron
pin found

FIELD NOTES
FOR

662.525 ACRES OF LAND - Page Five

S 11°03'35" E for a distance of 181.88 feet to a 1/2 inch iron pin found

S 11°09'33" E for a distance of 235.73 feet to a 1/2 inch iron pin found at a Northerly corner of said 56.634 acre tract;

THENCE along a North line of said 56.634 acre tract, N 79°14'00" E for a distance of 444.19 feet to a 1/2 inch iron pin found and N 78°32'00" E for a distance of 153.81 feet to a 1/2 inch iron pin found at the Northeast corner of said tract;

THENCE along the East line of said 56.634 acre tract for the following courses:

S 72°20'00" E for a distance of 30.28 feet to a 1/2 inch iron pin found

S 16°41'00" E for a distance of 55.95 feet to a 1/2 inch iron pin found

S 44°07'00" E for a distance of 63.19 feet to a 1/2 inch iron pin found

S 25°21'00" E for a distance of 87.90 feet to a 1/2 inch iron pin found

S 16°08'00" W for a distance of 121.45 feet to a 1/2 inch iron pin found

S 14°08'00" E for a distance of 73.05 feet to a 1/2 inch iron pin found

S 57°43'00" E for a distance of 91.72 feet to a 1/2 inch iron pin found

S 18°37'00" E for a distance of 78.02 feet to a 1/2 inch iron pin found

S 46°36'00" W for a distance of 131.40 feet to a 1/2 inch iron pin found

N 87°13'00" W for a distance of 120.45 feet to a 1/2 inch iron pin found

N 78°57'00" W for a distance of 85.97 feet to a 1/2 inch iron pin found

S 89°25'00" W for a distance of 220.45 feet to a 1/2 inch iron pin found

FIELD NOTES
FOR

662.525 ACRES OF LAND - Page Six

S 73°32'00" W for a distance of 76.46 feet to a 1/2 inch iron pin found

S 38°25'00" W for a distance of 71.08 feet to a 1/2 inch iron pin found

S 36°58'00" W for a distance of 19.31 feet to a 1/2 inch iron pin found

S 20°15'00" E for a distance of 146.33 feet to a 1/2 inch iron pin found

S 02°43'00" W for a distance of 47.28 feet to a 1/2 inch iron pin found

S 44°30'00" E for a distance of 53.64 feet to a 1/2 inch iron pin found

S 68°22'00" E for a distance of 135.74 feet to a 1/2 inch iron pin found

S 44°23'00" E for a distance of 30.01 feet to a 1/2 inch iron pin found

S 29°30'00" E for a distance of 62.48 feet to a 1/2 inch iron pin found

S 28°52'00" E for a distance of 51.17 feet to a 1/2 inch iron pin found

S 04°35'00" E for a distance of 26.22 feet to a 1/2 inch iron pin found

S 39°39'00" E for a distance of 52.40 feet to a 1/2 inch iron pin found

S 58°17'00" E for a distance of 110.21 feet to a 1/2 inch iron pin found

N 38°48'00" E for a distance of 51.40 feet to a 1/2 inch iron pin found

N 82°40'00" E for a distance of 122.72 feet to a 1/2 inch iron pin found

S 37°01'00" E for a distance of 73.22 feet to a 1/2 inch iron pin found

FIELD NOTES
FOR

662.525 ACRES OF LAND - Page Seven

S 46°45'00" E for a distance of 63.40 feet to a 1/2 inch iron pin found

S 39°50'00" E for a distance of 135.60 feet to a 1/2 inch iron pin found

S 23°24'00" E for a distance of 206.34 feet to a 1/2 inch iron pin found

S 13°16'00" E for a distance of 150.34 feet to a 1/2 inch iron pin found

S 07°10'00" E for a distance of 75.52 feet to a 1/2 inch iron pin found

S 04°02'00" E for a distance of 112.34 feet to a 1/2 inch iron pin found

S 24°24'00" W for a distance of 58.00 feet to a 1/2 inch iron pin found

S 00°50'00" E for a distance of 60.98 feet to a 1/2 inch iron pin found

S 38°12'00" W for a distance of 156.44 feet to a 1/2 inch iron pin found

S 53°49'00" W for a distance of 65.41 feet to a 1/2 inch iron pin found

S 47°39'00" W for a distance of 46.45 feet to a 1/2 inch iron pin found

S 64°53'00" W for a distance of 54.02 feet to a 1/2 inch iron pin found

S 39°31'00" W for a distance of 47.58 feet to a 1/2 inch iron pin found at the most Southerly corner of said 56.634 acre tract;

THENCE along the Southwest line of said 56.634 acre tract,
N 61°28'00" W for a distance of 924.32 feet to a nail found at an angle point in the Southeast line of said 724.68 acre tract;

THENCE along the Southeast line of said 724.68 acre tract for the following courses:

FIELD NOTES
FOR

662.525 ACRES OF LAND - Page Eight

S 29°34'12" W for a distance of 4725.56 feet to a nail found

S 29°45'23" W for a distance of 1128.63 feet to a 1/2 inch
iron pin found at an Easterly corner of said 167.307 acre
tract;

THENCE along the Southeast line of said 167.307 acre tract for the
following courses:

S 29°45'23" W for a distance of 1631.37 feet to a 1/2 inch
iron pin set

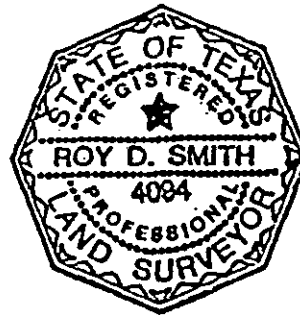
S 29°34'24" W for a distance of 960.45 feet to a 1/2 inch iron
pin set

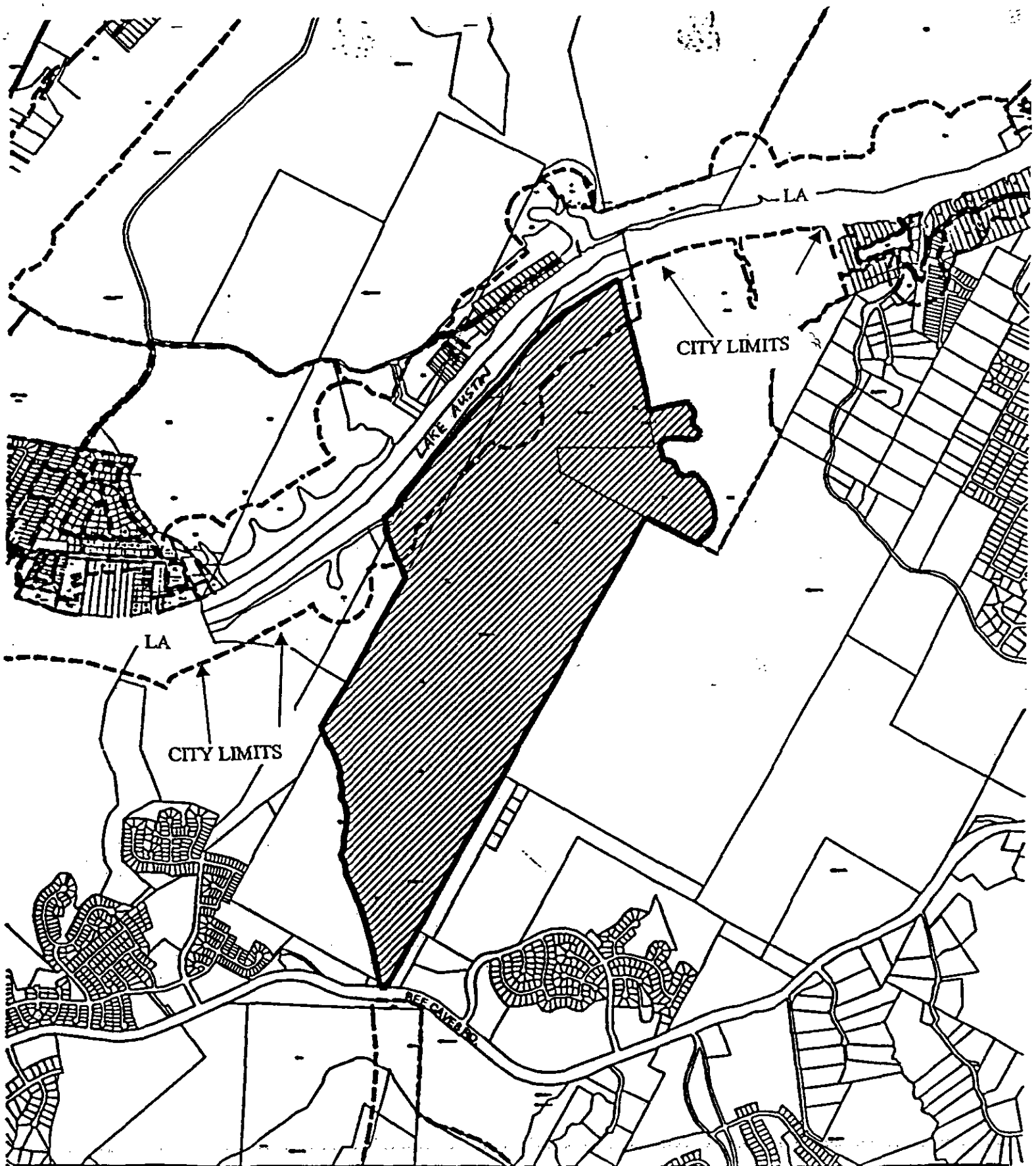
S 29°44'02" W for a distance of 27.47 feet to the PLACE OF
BEGINNING and containing 662.525 acres of land, more or less.





SURVEYED BY:
ROY D. SMITH SURVEYORS, P.C.

Roy D. Smith

ROY D. SMITH
REGISTERED PROFESSIONAL SURVEYOR NO. 4094
May 20, 1998





 1"=2000'	SUBJECT TRACT 	EXHIBIT A PLANNED UNIT DEVELOPMENT		CITY GRID REFERENCE NUMBER A26,A27,A28 B27,B28	
	PENDING CASE 	CASE #: C814-98-0002			
	ZONING BOUNDARY 	ADDRESS: BEE CAVES RD. & S CAPITAL OF TEXAS HWY.			DATE: 98-10
	CASE MGR: C.PATTERSON	SUBJECT AREA (ACRES): 802.520			INTLS: TRC

990722-47

USE	TOTAL ACRES	YIELD
RESIDENTIAL	561.00 Acres	480 Units
Single Family	561.00 Acres	480 Units
Multi-Family	561.00 Acres	480 Units
Open Space / Stormwater Buffer Zone	561.00 Acres	480 Units
COMMERCIAL / COMMERCIAL	15.00 Acres	
Office & Retail	15.00 Acres	15,000 sq. ft. - 2 story office
Commercial	15.00 Acres	15,000 sq. ft. - 1 story retail
Auto-Service	15.00 Acres	
PURCHASER / COMMUNITY BLDG.	15.00 Acres	175,000 sq. ft. Improvements
CHURCH and HOTEL	48.00 Acres	
Total PUD	662.00 Acres	500 Units
Total Net Site Area	648.45 Acres	60,000 sq. ft. Commercial
		Residential Facilities
		(with maximum L.A. of 300,750 sq. ft.)

SITE DEVELOPMENT STANDARDS

	Single Family R-1 (1)	Cluster Residential R-2	Cluster Residential R-3	Commercial / Public Use
MINIMUM LOT SIZE (square feet):	40,000	1,700	5,000	1,500
MINIMUM LOT FRONTAGE:	60 (2)	60	60	60
MINIMUM SETBACKS FEET:	1	1	1	1
MINIMUM SETBACK:	60	60	60 or 3 stories	60 or 3 stories
MINIMUM SETBACKS:				
FRONT YARD:	35	35	35	35
REAR YARD:	35	35	35	35
SIDE YARD:	3	3	3 (4)	3
DEAR YARD:	35 (5)	35	35	35
MINIMUM SIDEWALK COVERAGE:	50%	50%	50%	50%
MINIMUM SIDEWALK COVERAGE:	50%	50%	50%	50%
MINIMUM PLANTING AREA:	50	50	50	50
MINIMUM PLANTING AREA:	50	50	50	50

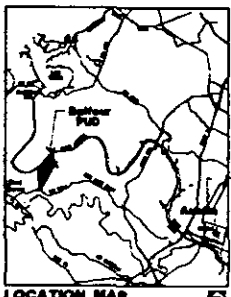
- NOTES:
- (1) All lots must be in compliance with local development code Section 25-2-2-1.
 - (2) 600 feet lot frontage with setbacks as shown.
 - (3) Lots along Lake Austin have a 100-foot building setback from the lake shoreline for houses, garages, and outbuildings.
 - (4) Lots within the "open lot line" concept will have no setbacks, side yard setbacks, or rear setbacks as shown.
 - (5) The private park may transfer independent from a tract a maximum of 50% of lot area.

Schematic Downstream Buffer Zone

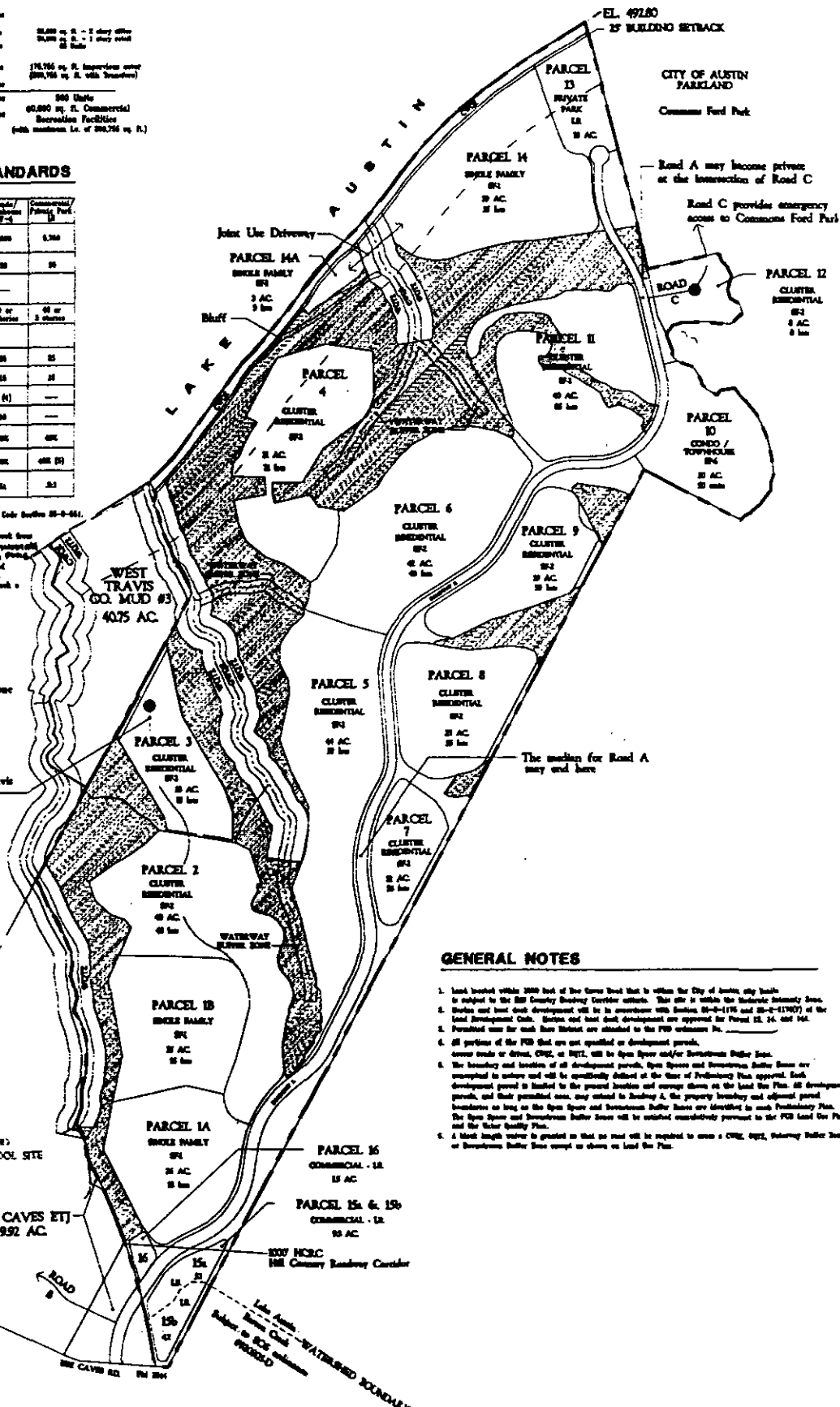
Access to West Travis County MUD #3

PARKING FUTURE SCHOOL SITE

BEE CAVES ETJ 9.92 AC.



LOCATION MAP



GENERAL NOTES

1. Land located within 1000 feet of the Travis County that is within the City of Austin, city limits is subject to the City of Austin's zoning authority. This site is within the Suburban Intensity Zone.
2. Urban and low density development will be in accordance with Sections 25-2-1-176 and 25-2-1-1707 of the Local Development Code. Urban and low density development are approved for Parcel 12, 14, and 16A.
3. Permitted uses for each parcel without are specified in the PUD ordinance.
4. All portions of the PUD that are not specified in development parcels, access roads to drives, CHURCH, and HOTEL, will be Open Space and Stormwater Buffer Zone.
5. The boundary and location of all development parcels, Open Space and Stormwater Buffer Zone are as depicted in the map and will be specifically defined at the time of Preliminary Plan approval. Each development parcel is limited to the general location and coverage shown on the land use plan. All development parcels, and their permitted uses, may be subject to Rezoning, the property boundary and adjacent parcel boundaries as long as the Open Space and Stormwater Buffer Zone are identified in the Preliminary Plan. The Open Space and Stormwater Buffer Zone will be established accordingly pursuant to the PUD Land Use Plan and the Local Development Code.
6. A 100-foot length buffer is required to be established to create a CHURCH, HOTEL, Stormwater Buffer Zone, or Stormwater Buffer Zone except as shown on the land use plan.

Balfour PUD

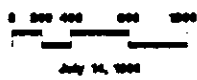
Planned Unit Development Land Use Plan

990722-47

Exhibit B



Planning Department
City of Austin
500 West 10th Street
Austin, Texas 78701



July 10, 1994

BALFOUR PUD
PERMITTED USES FOR BASE DISTRICTS

SF-1 Base District

- | | |
|-------------------------------------|--|
| • Club or Lodge | • Group Home, Class I (limited) |
| • College and University Facilities | • Local Utility Services |
| • Communication Service Facilities | • Lodginghouse Residential |
| • Community Recreation (private) | • Private Primary Educational Facilities |
| • Community Recreation (public) | • Private Secondary Educational Facilities |
| • Cultural Services | • Public Primary Educational Facilities |
| • Day Care Services (commercial) | • Public Secondary Educational Facilities |
| • Day Care Services (general) | • Religious Assembly |
| • Day Care Services (limited) | • Safety Services |
| • Family Home | • Single-Family Residential |
| • Group Home, Class I (general) | • Special Use Historic |

SF-2 Base District

- | | |
|-------------------------------------|--|
| • Club or Lodge | • Group Home, Class I (limited) |
| • College and University Facilities | • Local Utility Services |
| • Communication Service Facilities | • Lodginghouse Residential |
| • Community Recreation (private) | • Private Primary Educational Facilities |
| • Community Recreation (public) | • Private Secondary Educational Facilities |
| • Cultural Services | • Public Primary Educational Facilities |
| • Day Care Services (commercial) | • Public Secondary Educational Facilities |
| • Day Care Services (general) | • Religious Assembly |
| • Day Care Services (limited) | • Safety Services |
| • Family Home | • Single-Family Residential |
| • Group Home, Class I (general) | |

EXHIBIT C

BALFOUR PUD
PERMITTED USES FOR BASE DISTRICTS

LR Base District

- Administrative and Business Offices
- Arts and Craft Studio (limited)
- Club or Lodge
- College or University Facilities
- Communication Service Facility:
- Community Recreation (private)
- Community Recreation (public)
- Congregate Living
- Consumer Convenience Service:
- Consumer Repair Services
- Convenience Storage
- Counseling Services
- Cultural Services
- Custom Manufacturing
- Day Care Services (commercial)
- Day Care Services (general)
- Day Care Services (limited)
- Equipment Repair Services
- Equipment Sales
- Family Home
- Financial Services
- Food Sales
- General Retail Sales (convenience)
- General Retail Sales (general)
- Group Home, Class I (general)
- Group Home, Class I (limited)
- Group Home, Class II
- Guidance Services
- Hospital Services (limited)
- Indoor Entertainment
- Indoor Sports and Recreation
- Laundry Services
- Liquor Sales
- Local Utility Services
- Lodginghouse Residential
- Marina
- Medical Offices
- Off-Site Accessory Parking
- Personal Improvement Services
- Personal Services
- Pet Services
- Private Primary Educational Facilities
- Private Secondary Educational Facilities
- Professional Offices
- Public Primary Educational Facilities
- Public Secondary Educational Facilities
- Recreational Equipment Maintenance and Vehicle Storage
- Recreational Equipment Sales
- Religious Assembly
- Research Services
- Residential Treatment
- Restaurant (drive-in, fast food)
- Restaurant (general)
- Restaurant (limited)
- Safety Services
- Service Station
- Small Plant Nursery
- Software Development
- Special Use Historic

BALFOUR PUD
PERMITTED USES FOR BASE DISTRICTS

SF-6 Base District

- Club or Lodge
- College and University Facilities
- Communication Service Facilities
- Community Recreation (private)
- Community Recreation (public)
- Condominium Residential
- Cultural Services
- Day Care Services (commercial)
- Day Care Services (general)
- Day Care Services (limited)
- Duplex Residential
- Family Home
- Group Home, Class I (general)
- Group Home, Class I (limited)
- Local Utility Services
- Private Primary Educational Facilities
- Private Secondary Educational Facilities
- Public Primary Educational Facilities
- Public Secondary Educational Facilities
- Religious Assembly
- Retirement Housing (large site)
- Retirement Housing (small site)
- Safety Services
- Single-Family Attached Residential
- Single-Family Residential
- Townhouse Residential
- Two-Family Residential

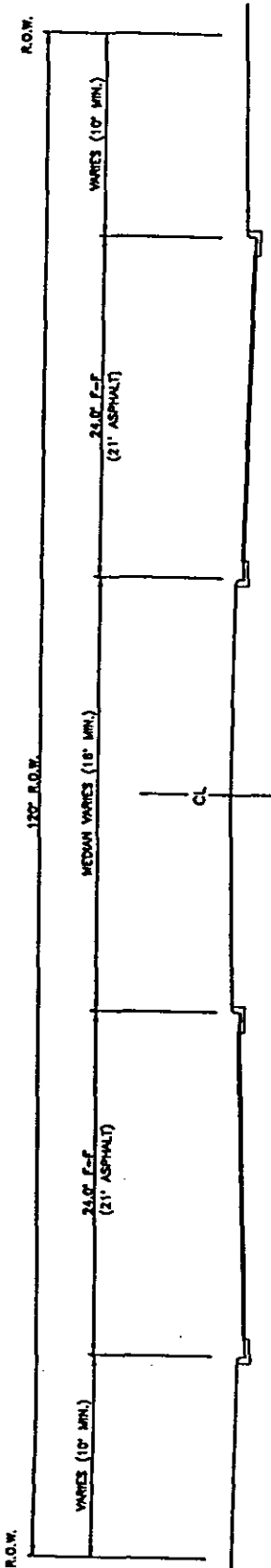
Uses Permitted for Open Space

- Hike and Bike Trails
 - Community Recreation (private)
 - Community Recreation (public)
 - Water Quality Controls (wet ponds, sedimentation filtration ponds, etc.)
 - Drainfields
 - Down Stream Buffer Zone
 - Utilities
-

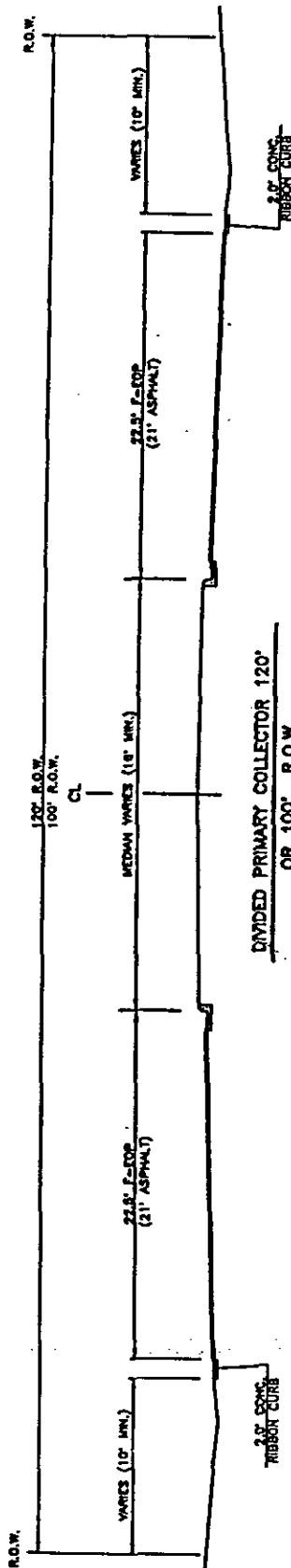
Uses Permitted for Downstream Buffer Zones

- Hike and Bike Trails (non-motor zed)
- Passive Recreation
- Water Quality Controls (wet ponds, sedimentation, filtration ponds, etc.)

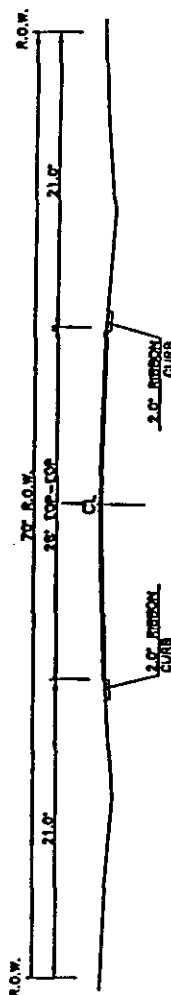
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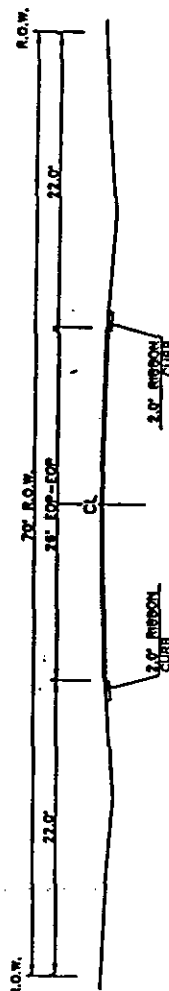
DIVDED COMMERCIAL COLLECTOR 120' R.O.W.
WITH STANDARD CURB & GUTTER
N.T.S.



DIVDED PRIMARY COLLECTOR 120' OR 100' R.O.W.
WITHOUT STANDARD CURB & GUTTER
N.T.S.



NEIGHBORHOOD COLLECTOR 70.0' R.O.W.
WITHOUT STANDARD CURB & GUTTER
N.T.S.



RESIDENTIAL COLLECTOR 70.0' R.O.W.
WITHOUT STANDARD CURB & GUTTER
N.T.S.

EXHIBIT D

BALFOUR REAL ESTATE/BALDWIN MANAGEMENT, LLC
BALFOUR TRACT
TRAVIS COUNTY, TX.

MODIFIED
ROADWAY CROSS SECTIONS

TurnerCollie & Braden Inc.
ENGINEERS • PLANNERS • PROJECT MANAGERS

Exhibit Job No. 27-27576\002 Date JUNE 99

EXHIBIT "E"

Balfour PUD
Density and Impervious Cover Allocation (Residential and Spine Road)
7/21/99

Devel. Pod	Base District	Allocated NSA for Density	Density	Transfer Units	Allowed Units	Allocated NSA for IC.	IC %	Proposed IC in Ac.
1a	SF-1	20.89	1u / 2 Ac.	5.11	13	19.00	20	3.8
1b	SF-1	26.11	1u / 2 Ac.	3.89	15	25.00	20	5
2	SF-2	38	1u / Ac.	5	43	40.00	30	11.95
3	SF-2	18	1u / Ac.	0	18	16.50	30	4.95
4	SF-2	21	1u / Ac.	0	21	13.19	45	5.94
5	SF-2	39	1u / Ac.	0	39	40.00	27	10.94
6	SF-2	43	1u / Ac.	0	43	22.22	45	10
7	SF-2	33	1u / Ac.	0	33	30.50	20	6.1
8	SF-2	38	1u / Ac.	17	55	50.00	20	10
9	SF-2	25	1u / Ac.	14	39	36.00	20	7.2
11	SF-2	64.33	1u / Ac.	20.67	85	23.56	45	10.6
12	SF-2	8	1u / Ac.	0	8	8.50	29	2.43
14&14a	SF-1	67	1u / 2 Ac.	9	38	55.50	20	11.1
Road	ROW	0	N/A	0	N/A	20.58	52	10.7
Subtotal		441.33		74.67	450	400.55	27.64	110.7

Balfour PUD
Density and Impervious Cover Allocation (Commercial, Multi-family)
7/21/99

Devel. Pod	Base District	Allocated NSA for Density	Density	Transfer Units	Allowed Units	Allocated NSA for IC.	IC %	Proposed IC in Ac.
10	SF-6	0	N/A	0	50	20.00	40	8.00
Park. Pod 13	LR	0	N/A	0	N/A	9.98	50	4.99
Com. LA	LR	0	N/A	0	N/A	10.80	40	4.32
Com. Bart.	LR	4.12	N/A	0	N/A	4.12	20	0.82
Subtotal		4.12		0	50	44.90	40.39	18.1

Total		445.45		75	500	445.45	28.92	128.8
Available		445.45		76	500	445.45	N/A	N/A

Exhibit "F"
Balfour PUD Development - Water Quality Plan

A. Lake Austin Watershed

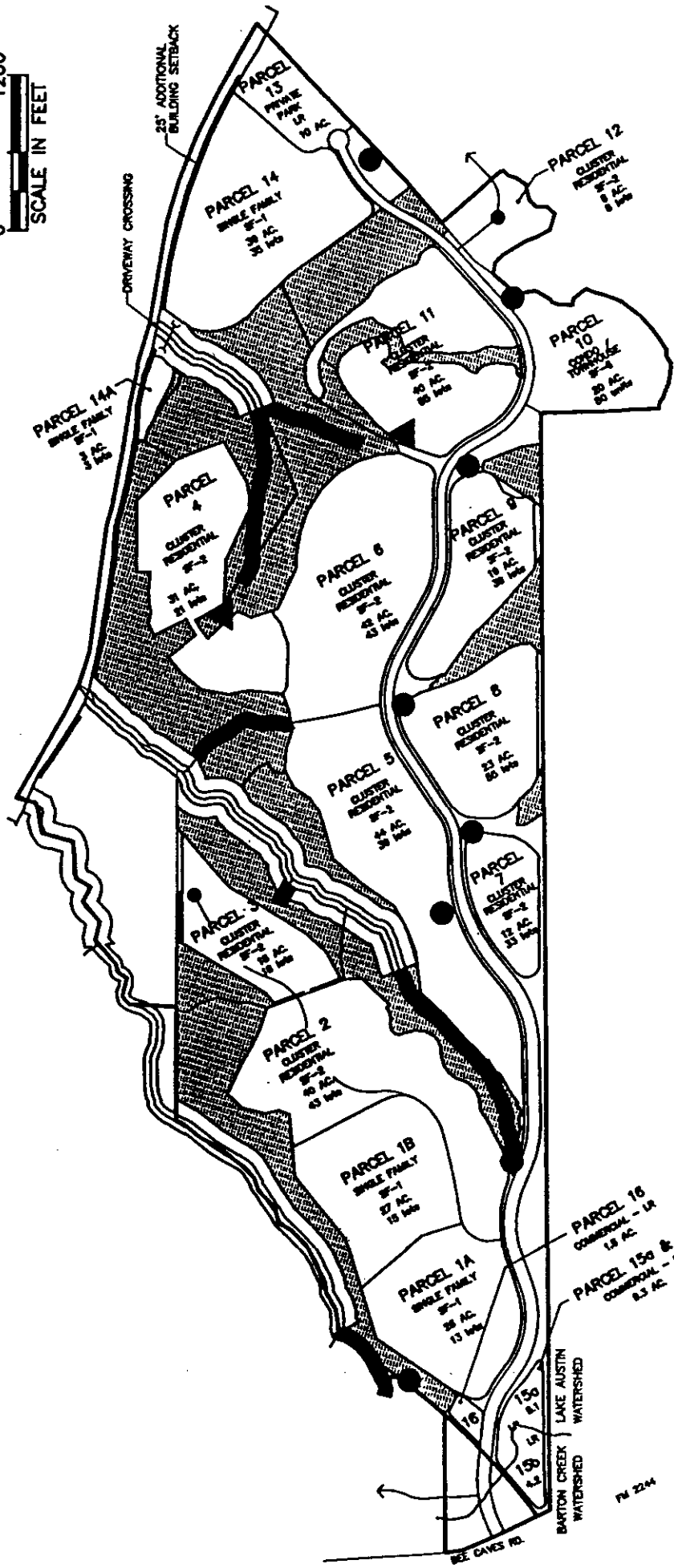
1. Cap on commercial development Impervious Cover at 40 %. The parkland impervious cover may increase above 40% with transfers.
2. Cap total single family residential Impervious Cover for the entire PUD at 28%. (SF-1 and SF-2 base districts combined). Including the single family residential local and collector streets and the Spine Road.
3. A maximum amount of impervious cover will be assigned to each lot and documented on the final plat.
4. Cap true SF-6 or MF type development at 40% IC. (Small Lot detached SF as above).
5. Water quality sedimentation/filtration ponds will be provided for the spine road (Roadway "A") ROW and contributing drainage areas. These ponds shall be designed according to COA criteria and sized to capture 0.55" of runoff.
6. Net Site area will be allocated to each development parcel for density and impervious cover calculation purposes. The allocations of NSA can be modified by the developer with every application for subdivision (City approval is not required). The allocation table (Exhibit E) must show the total allocation at all times. No residential development cell can have NSA reallocated to create an IC greater than 45%. Once developed, the allocation for a cell can not be changed. The Spine Road, associated right of way, SF-6/multi family, and commercial including (the lake front park) is excluded from this calculation because of the water quality controls provided if development is greater than 20% impervious cover.
7. Individual development applications will calculate the Impervious Cover to determine the cell IC% using the allocated NSA.
8. A downstream naturally vegetated buffer will be provided equal to 25% of the upland zone. Area is not to include individual private ownership property or wastewater disposal fields.
9. Integrated pest management shall be utilized throughout the development. A Public Education Program/Integrated Pest Management Plan shall be submitted to the Watershed Protection Department for approval with final plats. The plan shall make provisions to notify homeowners of the IPM requirements and to provide the IPM plan to each homeowner. A plat note and/or restrictive covenant shall be used to enforce the IPM provisions.
10. An additional 25' setback for residences, garages, driveways and swimming pools is provided in addition to the critical water quality zone already established along Lake Austin frontage for residential use.

11. Tributary waterways that are unclassified (contributing drainage area < 64 acres) are to be located within a waterway buffer zone, shown on the preliminary plan and described on the final plat for each development phase, that extends upstream of the limits of the Critical Water Quality Zone. Development will be restricted within the easement to those uses allowed in a Minor Critical Water Quality Zone, as shown on the PUD Land Use Plan. (see attached map for schematic representation)
12. Control of the two-year storm is accomplished by the use of overland flow and grass lined swales to minimize the use of storm sewers, by installing flow spreading devices downstream of all point discharge locations, by the water quality ponds described in 5., above, and the construction of two online sedimentation ponds which capture 0.55" of runoff from their contributing drainage basin in watershed WS1. See attached map.
13. Water quality control for development in the WQTZ (driveway crossing in WS1) may be provided by alternative means such as vegetated filter strips located in the WQTZ or the CWQZ.

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SCALE IN FEET



WATER QUALITY LEGEND

- DENOTES LOCATION OF SEDIMENTATION/FILTRATION WATER QUALITY PONDS.
 - ▲ DENOTES LOCATION OF SEDIMENTATION PONDS.
 - ▨ SCHEMATIC DOWNSTREAM BUFFER ZONE
 - WATERWAY BUFFER ZONE
- NOTE: ALL STREET DRAINAGE WILL PRIMARILY BE CONVERTED THROUGH GRASS-LINED DITCHES WITH PIPED CROSS-DRAINAGE STRUCTURES.

BALFOUR REAL ESTATE/ BALDWIN MANAGEMENT, LLC
RIBERA CANYONS SUBDIVISION
TRAVIS COUNTY, TEXAS

WATER QUALITY PLAN

TurnerCollie & Braden Inc.
ENGINEERS • PLANNERS • PROJECT MANAGERS

Exhibit	Job No. 22-27576-002	Date JULY 1999
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990722-47

EXHIBIT G
WASTEWATER DEVELOPMENT REQUIREMENTS
BALFOUR PUD

A. Permitting of wastewater systems

1. An individual on-site wastewater system and the private on-lot wastewater system components of a cluster wastewater system must be permitted by the City, or by the applicable regulatory agency if the City does not have permitting authority, and maintained by the property owner in accordance with applicable regulations.
2. The public components of each cluster wastewater system must be constructed in accordance with the City requirements for construction of the systems.

B. Individual on-site wastewater systems

1. An individual on-site system may only be located on a lot that is one acre or more in area. Maintenance of an individual on-site wastewater system is the responsibility of the property owner.
2. The number of residential lots in the PUD with an individual on-site system shall not exceed 28 percent of the total number of allowable residential dwelling units in the PUD.

C. Cluster wastewater systems

1. In this section, public components of the cluster wastewater system are those portions of the cluster wastewater system not located on private residential or commercial lots.
2. All public components of the cluster wastewater systems (collection, treatment and disposal) shall be dedicated to the City after the constructed systems have been accepted by the City. The City and owner(s) of the cluster wastewater systems shall execute the necessary documents to dedicate the systems. The documents shall be in a form agreeable to all parties.
3. The City shall not assume responsibility for the operation and maintenance of a cluster system until the system has been accepted by and dedicated to the City.
4. The public components of the cluster wastewater system infrastructure must be included as part of the subdivision construction plans.

5. A certificate of occupancy for a residence shall not be issued until the residence is connected to a cluster wastewater system or until an individual on-site wastewater system is constructed.
 6. There shall be a gross density of not less than 0.75 acre/residential unit for lots within a subdivision using a cluster wastewater system. For the purpose of wastewater service, the calculation of gross acreage shall include all residential lots, the right-of-way, open space, and the disposal field lots located in a subdivision.
 7. Recreational activities for property owners within the PUD may be allowed on the backup drainfields designated for the cluster wastewater systems as long as no permanent buildings or structures are built on these areas. At the time the City requires use of the backup drainfield areas, then all recreational activities shall cease and any amenities installed or provided for those activities shall be removed upon notice.
 8. Requests for wastewater service to commercial lots in the PUD by individual wastewater systems shall be evaluated on a case by case basis. Centralized wastewater service by a provider other than the City is allowed as long as the City approves the service delivery mechanism.
- D. City of Austin Water Wastewater Utility or its agents shall be provided access to any gated private street in the PUD for the purpose of the maintenance and operation of the cluster wastewater system. An access easement shall be executed prior to or concurrent with the approval of a final plat for a gated portion of the PUD.
- E. When a preliminary plan for development in the PUD is filed, the subdivider must provide:
1. Guidelines for Calculation of Flows and Disposal Field Requirements (actual disposal field sizes shall be shown in the subdivision construction plans)
 - a. Single family residential, duplexes, triplexes and quadraplexes
 $360 \text{ gpd/unit} = 2 \text{ fields of } 3600 \text{ sf} = 7200 \text{ sf total}$
 - b. Apartments (more than 4 units per structure)
 $240 \text{ gpd/unit} = 2 \text{ fields of } 2400 \text{ sf} = 4800 \text{ sf total}$
 (assumes 3 bedrooms & 4 people @60gpd/person)
 - c. Guidelines for non-residential uses:
 - consider 'worst case' scenario for usage allowed by zoning and assign flows per unit (per 1000 sf, etc.)
 - determine maximum number of 'units' allowed by zoning and calculate possible flows
 - calculate area requirements for disposal fields from flows (10sf/g/d and an alternate field of equal size)

2. Site Evaluation Information Specific to Cluster Wastewater Systems

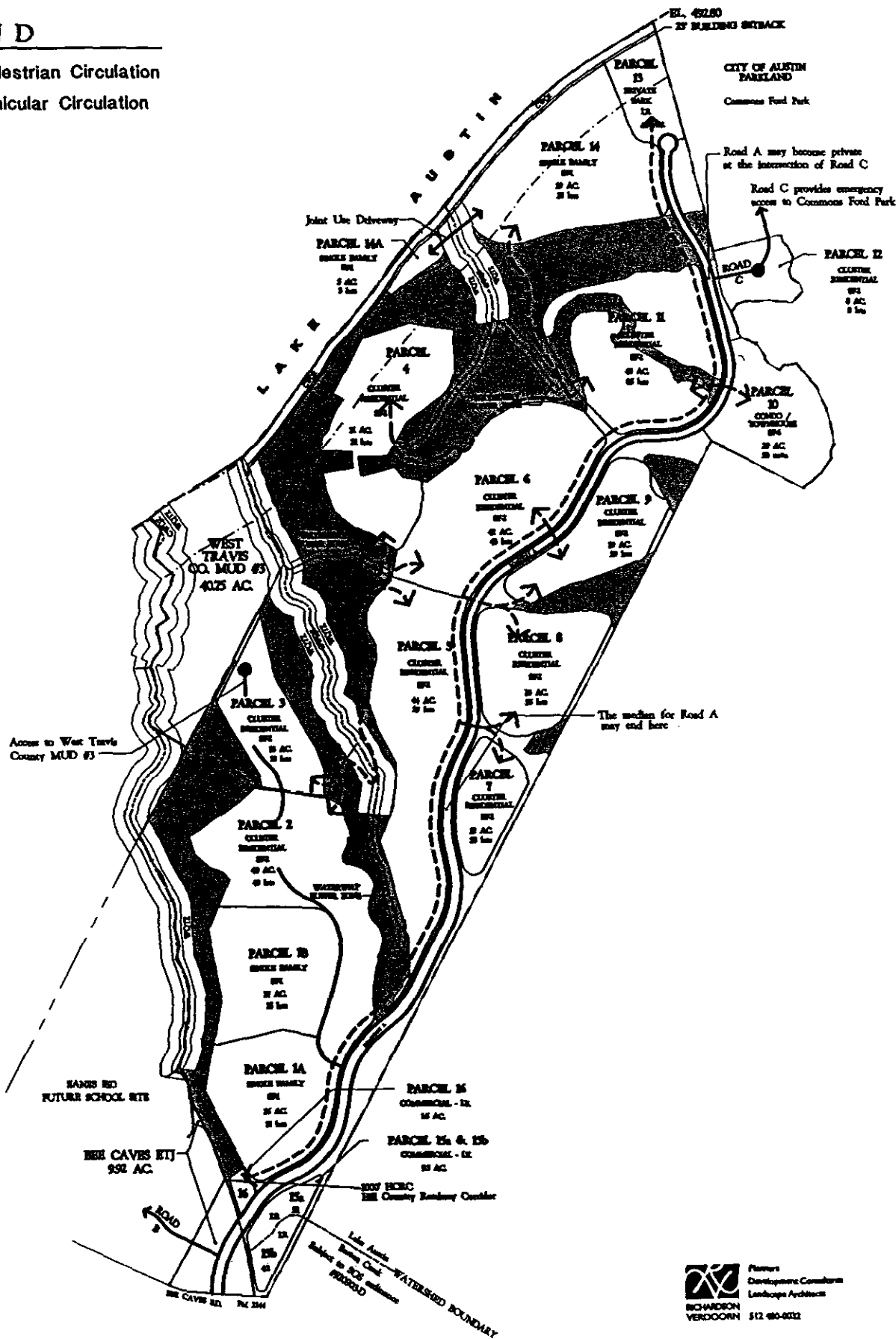
- a. determine cluster areas and number of units in each cluster
- b. calculate flows from each cluster
- c. calculate disposal field size requirements for each cluster
- d. locate disposal field(s) for each cluster on site map
- e. flag field locations on ground
- f. dig profile holes
 - 6 ft. deep or to bedrock or groundwater
 - 1 hole per acre of disposal field
 - must be reasonably representative of the proposed disposal area
 - City of Austin inspects profile holes
 - applicant submits a report in accordance with the site evaluation requirements of the permitting authority/local on-site sewage facilities rules
- g. no disposal fields located on slopes greater than 15 percent or in critical water quality zones, water quality transition zones, flood plains or buffer zones

3. Proposed conceptual description of collection, treatment and disposal components of cluster wastewater systems including location on plans and conceptual sizing.

- F. The City wastewater capital recovery fee is not applicable to service provided by the cluster wastewater system.
- G. If, at any time, the City does not permit, maintain and operate cluster wastewater systems within the PUD, another method of wastewater service that meets City requirements may be used.

LEGEND

- Pedestrian Circulation
- Vehicular Circulation



Planners
Developers/Consultants
Landscape Architects
RICHARDSON
VERDOORN
512.480.0022

0 200 400 800 1200

Scale: N.T.S.
July 14, 1999



Balfour PUD

Conceptual Trail Plan

EXHIBIT H